

## **HOA BOARD MEETING**

March 11, 2025

6:30-7:30

**Attendees:** Linda Jones, Carolyn Spears, LaTanya Lewis, Chiquitta Cobbins, Micheala LaBlance, Joyce Peebles, Dorothy Ruffin

### **1. Treasury Report (Carolyn Spears)**

Treasury Report for March 11, 2025, Board Meeting

35 Delinquent Accounts totaling \$10,978.31. This amount is just for 2025.  
12 Accounts have property liens filed totaling \$34,240.02.

Niederhauser and Ellis have payment plans, and both paid \$75 for their past due accounts. Adams also has a payment plan and is making payments.

### **2025 HOA TAXES**

All required paperwork and forms are at H&R Block (last Thursday) for filing of our tax returns. Waiting to hear from them to pick up.

At the close of business today the balance of Renaissance's bank account is \$41,064.59.

Linda Jones mentioned that there are (9) residents whose names will be submitted to the attorney to be processed as a lawsuit for delinquent HOA Dues during the end of April 2025.

### **2. Grant Approval of \$20,000 from Neighborhood Empowerment Program for Renaissance HOA**

The Neighborhood Empowerment Grant is a program administered through Neighborhood Services Department of Kansas City.

**Eligibility:**

Application is open to not-for-profit Neighborhood Associations that are registered (or will partner with an Association who is registered) with the City of Kansas City and with the Missouri Secretary of State.

**Use Of Funds**

-Acquire Estimate and Repair Wall on Cleveland and Bernard Powell  
**(Phoenix Restoration)**

**masonry work**

-Norton Circle Beautification **(Outdoor escapes Landscaping)**

-Trim and Cut trees where needed in common areas

-Trash Dumping and Tire Removals on Jackson (Sam's Landscaping)

- Grant discussion and Usage of Monies

Linda Explained the Grant and mentioned what the monies would be used for. She asked

the Board members if they had comments or suggestions about the usage.

No members

responded with any suggestions or commented on the "use of funds" mentioned above.

Linda commented that tracking of all receipts and city rules apply to the usage of the monies.

**3. Fill Vacancy of HOA Secretary and Treasury**

Dorothy Ruffin volunteered to be the Secretary for one year. Linda explained that the responsibility would be to take meeting minutes. Read minutes of previous minutes

At the meetings. And then send the minutes to Patty Steele (HA-KC)

[psteele@ha-kc.org](mailto:psteele@ha-kc.org)

and have her post on the HA\_KC Website under Renaissance.

HOA Board members should be provided with a copy of the Board meeting minutes  
Via email.

The Joint HOA Board & HOA Resident community meeting minutes should also be posted  
On the HA-KC Web site under Renaissance. The community should be referred to the  
Web page for reference.

Linda Jones mentioned that George Jones has volunteered to do the newsletter, of course  
the board will need to provide what needs to be included in the newsletter to Mr. Jones.

The board will still need to acquire a Treasurer by canvassing the HOA Community.

**The person selected should be current on their HOA Due.**

4. BOA Requirement questions – **Deadline back to HA-KC due March 15**  
Beneficial Ownership Information (BOI) Reporting

Re: Corporate Transparency Act (CTA) and Beneficial Ownership Information (BOI)  
Reporting

Federal regulations are being implemented which will affect many homeowners' associations.

These are the results of the passage of the Corporate Transparency Act (CTA) by Congress in 2021. This is essentially an anti-money laundering and anti-corruption provision intended to identify, on a federal level, individuals associated with business organizations subject to federal income tax.

This law requires that every U.S. corporation file a BOI document with the federal

Government and includes both for-profit and nonprofit entities. While litigation is pending in federal courts to exempt homeowner's associations and other business entities from the law, the filing requirement remains in place currently.

This will require Board members to provide personally identifiable information to the

US Treasury Department. This information will include:

1. Legal Name
2. Date of birth
3. Residential address
4. Unique identifying number (either a driver's license number or a passport number)
5. Photocopy of ID documents (either a driver's license or a passport)

**Linda reminded the board members that those who have not replied to link sent by Doug Luther that they need to be mindful of the deadline. If you can't find the link you need to Contact Doug Luther and have him resend to you.**

#### **5. KCPD for March 18 Joint HOA Meeting**

Linda reminded the Board that we have a joint meeting with residence on March 18<sup>th</sup>, at 6:30.

The meeting will be dedicated to KCPD so, if you have questions, please submit to me before the 18<sup>th</sup> so I can pass along to the KCPD representative.

#### **6. HOA Safety Plan**

Linda mentioned that one of our residents asked if we had a safety plan for residence who

May have had a crime committed against them i.e. vandalism, property damage, etc.

If, for example, other residences may have camera shots of crimes being committed may be

Useful to the residents when reporting to the police.

**7. 3805 Bernard Powell Drive**

Chiquitta Cobbins mentioned that James and Sharon Brown may have moved.

Linda said she would check the Jackson County Records to see if their name was still listed for the ownership of the home.

**8. Next Board Meeting**

May 15, 2025, 6:30PM

